

CARMEL PLAN COMMISSION AGENDA - Amended

July 18, 2006

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

1G. Gramercy Economic Development Plan – Resolution
by Michael R. Shaver, Wabash Scientific

H. Public Hearings:

1H. Docket No. 06010003 Z: Guerrero Property PUD – CONTINUED TO AUGUST 15, 2006.

The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.

The site is located at the northwest corner of Towne Road and 131st Street.

Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.

2H. Docket No. 06060005 DP: Block G, West Carmel Marketplace

The applicant seeks site plan approval for a proposed commercial retail building. Elevations and an ADLS/DP Amend application will be submitted at a later date.

The site is located at 99th Street and North Michigan Road and is zoned B2/B3.

Filed by Chris Laystrom of Woolpert Engineering for Duke Construction.

3H. Docket No. 06050020 PP: Clay Creek

The applicant seeks to plat 30 lots on 29.971 acres.

The site is located on Hoover Road north of 116th Street and is zoned S1.

The applicant seeks the following waivers for the proposed plat:

06050021 SW: SCO Chapter 6.03.07 Cul-de-sac Length – request to have cul de sac in excess of 600 feet in length

06050022 SW: SCO Chapter 6.05.07 Orientation of Home – request to allow dwellings to face internal street

06050023 SW: SCO Chapter 7.05.07 Clearing of greater than 15% of mature woodlands.

Filed by Charlie Frankenberger for MHE Development Co. LLC.

4H. Docket No. 06060004 Z: 122nd & Pennsylvania Rezone

The applicant seeks to rezone 27.41 acres from R1 and M3 to B3 to allow for medium-density commercial office development.

The site is located on the northeast corner of 122nd Street and Pennsylvania Street.

Filed by Paul Reis of Bose McKinney & Evans LLP for Panattoni Development.

5H. Docket No. 06060006 PP Replat: Little Farm Subdivision Lot P16

The applicant seeks to divide one parcel into two parcels, to allow for the construction of two, two-family dwellings. A variance has been granted to allow for reduced lot size.

The site is located at 10506 Combs Avenue and is zoned R3 within the Home Place Overlay. Filed by Shahpor Shahbahrani.

I. Old Business

1I. Docket No. 06010008 Z: Midtown Village PUD

The applicant seeks to rezone 18.82 acres from I1/Industrial to PUD for the purpose of creating mixed use development.

The site is located at 510 Third Avenue SW and is zoned I1/Industrial.

Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.

2I. Docket No. 06030005 PP: Village on the Monon

Docket No. 06030028 SW: SCO Chapter 7.05.07, Woodlands

The applicant seeks to plat 19 lots on 6.29 acres.

The site is located at 1320 Rohrer Road and is zoned R1 Residential

Filed by Kevin Roberts of DeBoy Land Development Services for The Anderson Corporation.

3I. **Docket No. 06040025 DP Amend/ADLS Amend: Parkwood Garage (Liberty Mutual Group)**

The applicant seeks Development Plan Amendment, Commitment Amendment, and Architectural Design, Lighting, and Signage Amendment approval for 7.81 acres, for the purpose of constructing a three-story parking garage, replacing some existing surface parking.

The site is located at 350 East 96th Street and is zoned B6/Business. The site is located within the US 31 Corridor Overlay.

Filed by Paul Reis and Blaine Paul for Liberty Mutual and Duke Construction LP.

J. **New Business**

K. **Adjournment**